



Senate

General Assembly

File No. 77

January Session, 2001

Substitute Senate Bill No. 1075

Senate, March 29, 2001

The Committee on General Law reported through SEN. COLAPIETRO of the 31st Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING THE LICENSING OF HOME INSPECTORS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 20-492b of the general statutes is repealed and the
2 following is substituted in lieu thereof:

3 (a) To be eligible for a home inspector license, an applicant shall:

4 (1) Have successfully completed high school or its equivalent;

5 (2) Have either: (A) Been engaged as a home inspector intern for not
6 less than one year and performed not less than two hundred home
7 inspections for compensation; or (B) taken and successfully completed
8 a board-approved training program that meets the requirements of
9 regulations adopted by the commissioner pursuant to section 20-491,
10 earned a home inspector intern permit and performed not less than
11 one hundred home inspections under the direct supervision and in the
12 presence of a licensed home inspector;

13 (3) Have passed an oral, written or electronic competency
14 examination administered by the department; and

15 (4) Paid a fee of two hundred dollars.

16 (b) During the first three hundred sixty-five days following July 1,
17 [2000] 2001, the board shall issue to an individual, upon application, a
18 home inspector license, provided the applicant meets the requirements
19 of subdivisions (1), (3) and (4) of subsection (a) of this section and
20 provided further, the individual:

21 (1) [Has been] Became engaged in the practice of home inspections
22 for compensation [for not less than two years] prior to July 1, 2000; and

23 (2) Has performed not less than [one hundred sixty] eighty home
24 inspections for compensation.

25 Sec. 2. This act shall take effect July 1, 2001.

GL **JOINT FAVORABLE SUBST.**

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact: Potential Minimal Revenue Gain

Affected Agencies: Department of Consumer Protection

Municipal Impact: None

Explanation**State Impact:**

The bill permits certain individuals to become licensed as home inspectors if they were engaged in home inspections prior to the enactment of the home inspector licensing law, but do not qualify for the experience based exemption. These individuals would be required to pay a \$200 licensure fee, which may result in a minimal revenue gain, the extent of which can not be determined because it is dependent on the number of individuals seeking licensure. There is no fiscal impact to the Department of Consumer Protection to administer provisions of this bill.

OLR Bill Analysis

sSB 1075

AN ACT CONCERNING THE LICENSING OF HOME INSPECTORS.**SUMMARY:**

This bill relaxes exemption criteria in the home inspector licensing law. It:

1. requires the Home Inspection Licensing Board to issue licenses to people who apply between July 2, 2001 and July 1, 2002, and who have performed home inspections for pay since at least June 30, 2000;
2. reduces the number of paid home inspections such applicants must have conducted from 160 to 80; and
3. adds the requirement that the applicants pass a competency test administered by the Department of Consumer Protection (DCP).

Under current law, people applying under the exemption must have been in business since at least June 30, 1998, performed 160 inspections, and apply for a license by July 1, 2001.

Under the law and the bill, anyone applying for the exemption also must possess a high school degree or its equivalent, and pay a \$200 fee.

EFFECTIVE DATE: July 1, 2001

BACKGROUND***Home Inspection***

Home inspection is the examination and written evaluation of two or more components of a one- to four-family home, such as heating, cooling, plumbing and electrical systems, structural components, foundation, roof, masonry, and any other related residential housing

components DCP regulations identify.

Home Inspector Licensing Requirements

Licensing of home inspectors began July 1, 2000. In addition to completing high school, passing the DCP test, and paying the \$200 fee, an applicant must have either (1) been a home inspector intern for at least one year and performed at least 200 paid home inspections or (2) successfully completed a training program approved by the Home Inspection Licensing Board, earned a home inspector intern permit, and performed at least 100 home inspections under the direct supervision and in the presence of a licensed home inspector. An unlicensed person who conducts a home inspection is subject to a \$200 fine and a possible civil penalty of up to \$5,000.

COMMITTEE ACTION

General Law Committee

Joint Favorable Substitute

Yea 17 Nay 0